K Catalogues Sussex II - Scawen R.
1304. no. 21

THE

PARTICULARS

OF THE

ESTATES

LATE OF

ROBERT SCAWEN, Esq.

Deceased,

AT

REIGATE in *SURREY;*

CONSISTING OF

The Great Tithes of that extensive Parish, a Roomy House (late the Residence of Mr. SCAWEN,) and several Freehold and Copyhold Farms;

Which will be Sold by AUCTION,

By Messr. *CHRISTIE* and *ANSELL,*

On WEDNESDAY the 29th Day of MAY, 1782,

At their Great Room in PALL-MALL,

At 12 o'Clock, in several LOTS.

REIGATE has been eminently distinguished by the most approved Authors in all Ages for the Purity of it's Air, the Richness of it's Soil, and it's pleasing Variety of Hill and Dale. It is situated on the great Turnpike Road from *London* to *Brighthelmstone*, 21 Miles from the first and 32 from the latter; it has a good Market for Corn, &c. on *Tuesdays*, and one for fat Cattle on the first *Wednesday* in every Month.

To be viewed by applying to Mr. ROBINSON at *Reigate.*

Particulars may be had of WM. BIRCH, Esq. in *Dean-Street Soho*, at the *Greyhound* at *Croydon*, the *Spread Eagle* at *Epsom*, the *King's Head* at *Dorking*, the *White Hart* at *Godstone*; in *London* at *Garraway's Coffeehouse*, and *Pall-Mall*; and of Mr. ROBINSON at *Reigate.*

CONDITIONS of SALE.

I. THE higheſt Bidder to be the Buyer; and if any Diſpute ariſes between two or more Bidders, the Premiſes ſhall be immediatly put up again.

II. The Biddings to be five Pounds advance.

III. The Purchaſer to pay down immediately into the Hands of Meſſ. CHRISTIE and ANSELL a Depoſit of Ten Pounds per Cent. in Part of the Purchaſe Money and ſign an Agreement for Payment of the Remainder on or before Michaelmas-Day next, at which Time the Premiſes ſhall be conveyed and the Copyhold Surrendered to the Purchaſer.

IV. That upon Payment of the Remainder of the Purchaſe Money, on or before the Time above-mentioned, the Vendors will convey the ſaid Premiſes at the Expence of the Purchaſer, free and clear of all Incumbrances up to the ſaid Time, who, having fulfilled on his Part, ſhall be put into Poſſeſſion of the Manſion and Farms in Hand, and into the Receipt of the Rents and Profits of the Remainder.

V. Upon Failure of complying with the above Conditions, the Money Depoſited ſhall (at the Expiration of the Time before limited) become forfeited to the Vendors, who ſhall then be at Liberty to re-ſell the ſaid Premiſes; and if on ſuch Re-ſale there ſhall be any Deficiency the Purchaſer at this Sale, neglecting to comply with theſe Conditions, ſhall make good ſuch Deficiency to the Vendors, and all Expences that ſhall attend ſuch Re-ſale.

And whereas by Virtue of ſeveral Acts of Parliament made in the 17th, 19th, 20th, & 21ſt Years of the Reign of His Majeſty King George the Third, intitled Acts for granting to His Majeſty certain Duties on Licences to be taken out by all Perſons acting as Auctioneers, &c. it is therein enacted, That all Eſtates &c. ſold by Auction, ſhall be ſubject to the Payment of a certain Tax or Pound Rate of Three Pence in the Pound, &c. &c. on the whole Amount of the Purchaſe Money for the ſaid Eſtate or Eſtates; and whereas by a further Clauſe in the ſaid Acts the Auctioneer is empowered to demand, collect and receive the ſaid Taxes, from either the Vendor or the Purchaſer: the laſt Condition of this Sale, is, That the ſaid Duty of Three Pence in the Pound, &c. &c. ſhall be equally borne by the Vendors and Purchaſer; that is to ſay, one Moiety to be paid by the Vendors and the other Moiety by the Purchaſer.

N. B. The Purchaſer to pay for the Timber and Timber-like Trees at a fair Valuation down to
Alſo for ploughing, harrowing, and rolling the Fallows. and one Year's Rent and Taxes thereof; for Turnip-Seed, ſowing harrowing, rolling, and hoeing the ſame; for folding with Sheep, Dreſſing and half Dreſſing; for the Dung, and Compoſt then in the Yards or Ground not laid out, and for the Dung and Compoſt to be made of the preſent Year's Crops; for Clover-Seed and ſowing; for Saintfoin and Clover Lays; for the Growth of Underwood, Hedge-rows and Buſhes; and ſuch other Improvements as ſhall be found on the Farms in Hand, and are uſually valued from one Tenant to another.

And the Vendors ſhall have the Uſe of the Barns, Stables, and Yards in Hand to the 1ſt Day of May, 1783, for the purpoſe of thraſhing and foddering out the Crops of the preſent Year; and of one of the Farm-Houſes to the ſame Time.

And provided the Title ſhall not be made out to the Satisfaction of Council, then, and in that Caſe, the Depoſit Money ſhall be returned on demand, together with all and every Expence the Purchaſer ſhall have been put to, touching the Inveſtigation of the ſaid Title.

BRITISH MUSEUM
1.39.4.
752.

Lot 1.

	Contents. a. r. p.	Ann. Value. l. s. d.

The Impropiation, or Great Tithes, of Reigate; conſiſting of a large Tithe-Barn, the Tenths of Corn and Hay of the whole Pariſh; except the Glebe-Lands, the Farm called Clay-Hall, Flanchford Farm. and certain Lands called Colly Moors; which titheable Part of the Pariſh contains about 4500 Staute Acres, be the ſame more or leſs.

N. B. For the conveniency of collecting the Tithes in kind, a large Barn has been lately built upon the Farms in Hand, the Materials of which are intended to be ſold with the Great Tithes, if ſold in one Lot; and as it cannot remain where it now ſtands, by reaſon of it's Situation, an Acre of Ground is ſtumped out in the North-Eaſt Corner of the Field called Ringley Oak and ſold herewith, on which the Purchaſer may rebuild the ſaid Barn and make ſuch other Conveniencies as he may think proper: The Materials of the ſaid Barn to be taken down and removed from the ſaid Farms in one Year next after the ſale of the ſaid Farms at the Expence of the Purchaſer of the ſaid Tithes.

Theſe Tithes for many Years paſt, have been ſold yearly to the ſeveral Occupiers of Lands before the Harveſt and the Money hath been paid on the laſt Friday in November at the Houſe of the Proprietor; which clearly proves that they were reaſonably ſet, and tho' the Vendors might avail themſelves of an improved Value upon an accurate Calculation; It is propoſed to put them up at a given Rate of Years purchaſe upon the average Receipts of ſeven Years preceding the Death of the late Proprietor, amounting to £548 19 0. a Year; and if any Perſon bids thereupon they will be ſold without reſerve.

If no Bidding is made, it will be eſteemed the ſenſe of the Company, that they ſhall be put up in the following Diviſions and ſold without reſerve, viz.

Firſt Diviſion of the Tithes.

Being the Great Tithes of Lands belonging to the following Owners, containing together (by Reputation) 772 Acres, the average Annual Produce whereof has been £115.

Owners.	Contents. a. r. p.	Ann. Value. l. s. d.
Lord Newhaven Rich. Ladbroke, Eſq. Mr. Joſ. Cuckſey Mr. Jacob Shepherd Sir Charles Cocks Charity Land Mr. Joſeph Pickſtone Mr. Wm. Thornton Mr. Jno. Baker Dove Mr. Wm. Dewdney Mrs. Eliz. Steward Miſs Scawen's Truſtees Mr. Robert Staning Mr. John Burt	772 0 0	115 0 0

	Contents. a. r. p.	Ann. Value. l. s. d.
The Lands compriſed within this Lot are bounded towards the North by the Pariſh of Gatton, from the Lane leading from the Wray Common northward known by the Name of the Wray Lane, to the Road leading from Reigate to Merſtham near Battle Bridge; from thence towards the North-Eaſt and Eaſt by the incloſed Lands in the Pariſh of Merſtham to the River Mole; from thence towards the Eaſt by incloſed Lands in the Pariſh of Nutfield to the preſent Poſt Road leading from Reigate towards Nutfield; from thence towards the South by the ſaid Road to the River Mole at Mill-Street; from thence by the Common known by the Name of Red-Hill to Linkfield Street; from thence towards the Weſt by the ſaid Street to the End of an ancient Lane leading from the ſame to the Wray Common; from thence towards the Weſt by the ſaid ancient Lane to the Wray Common; from thence towards the Weſt by the ſaid Wray Common to the South End of the ſaid Wray Lane; and from thence by the ſaid Lane to the Pariſh of Gatton.		

Second Diviſion of Tithes.

The Great Tithes of Lands, the Property of the following Owners, containing together (by Reputation) 495 Acres the average Annual Produce whereof has been £ 59.

Owners.			
Lord Newhaven --- Sir Charles Cocks --- Mr. Rich. Bawcomb - Rev. John Leyſon --- Rob. Staning Tenant Mr. John Burt ---- Mr. Rich. Cooke - - Mrs. Sarah Peyto - - Mrs. Sarah Moore -- Mr. Simon Muzzle -- Miſs Scawen's Truſtees Mr. Rich. Staning - - Mr. Rich. Roſe Tenant Mr. Rich. Pamphilon	- - - - - -	495 0 0	59 0 0
The Lands comprized within this Lot are bounded towards the North by the preſent Poſt Road leading from Reigate towards Nutfield. from the River Mole in Mill Street to the Pariſh of Nutfield; from thence towards the Eaſt by the incloſed Lands in the Pariſh of Nutfield to the Road leading from Earlſwood to Maſon's Bridge: from thence towards the Weſt and North by the Commons called Earlſwood and Red-Hill to the River Mole in Mill Sreet.			

Third

Third Diviſion of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 263 Acres the average Annual Produce whereof has been £33.

Owners.	Contents. a. r. p.	Ann. Value. l. s. d.
Sir Charles Cocks Sir Jno. Hynde Cotton Hewitt New Pond Farm Goring's Lands, Bray Tenant Roſe Tenant Jno. Staning Tenant James Sparkes Thomas Brown Charles Frewen, Eſq. Mr. John Heaver Sir Merrick Burrell	263 0 0	33 0 0

The Lands comprized within this Lot are bounded towards the North and Eaſt by the Common called Earlſwood from Woodhatch to John Tyler's Cottage; from thence towards the Eaſt and South by incloſed Lands in the Pariſh of Horley to the Turnpike Road at Sidlow Mill; and from thence towards the Weſt by the Turnpike Road to Woodhatch.

Fourth Diviſion of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 722 Acres, the average Annual Produce whereof has been £88.

Owners.	Contents. a. r. p.	Ann. Value. l. s. d.
Mr. Jer. Norris Mr. Richard Burt Goring's Land Mr. Allen Edwards Charles Frewen, Eſq. Buſhey Mead Mrs. Weſton Sir Charles Cocks The Hon. Jno. Yorke Mr. Thomas Cooke Mr. James Horley Sir Merrick Burrell Richard Filewood, Eſq. Mr. Jno. Heaver Mr. Francis Marſh Mr. Edward Holroyd Mr. Richard Staning Thomas Beaumont, Eſq. Mr. Joſeph Knight Chriſtopher Hervey, Eſq. Mr. Henry Clarke Mr. John Arnold Wm. Hammond Eſq. Mr. George Dewdney Mr. Philip Cooke	722 0 0	88 0 0

The

	Contents. a. r. p.	Ann. Value. l. s. d.
The Lands compriſed within this Lot are bounded towards the North by the Highway leading from Dorking to Reigate from Reigate Heath to the Croſs Ways in Reigate Borough; from thence toward the Eaſt by the Road leading by Park Pond Head and Clay Hall to Flanchford Bridge to the ſaid Bridge; from thence towards the South by the River Mole to the Pariſh of Betchworth; from thence towards the Weſt to an old Road leading from the Grounds of Thomas Beaumont, Eſq. in Reigate; from thence towards the Weſt by the Pariſh of Buckland to Reigate Heath; from thence towards the North by Reigate Heath to the Blackhorſe Alehouſe at the North-Eaſt Corner thereof.		
N. B. Part of Clay Hall and Flanchford Farms, and alſo Colley Moors are within the Bounderies of this Lot, but pay no Tithes, nor are they included in the above Annual Average Product.		

Fifth Diviſion of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 740 Acres, the average Annual Produce whereof has been £83.

Owners.			
John Hughes, Eſq. - - - - - Miſs Scawen's Truſtees - - Mr. Michael Stacey - - - Watney - - - - - Lord Newhaven - - - - - Mr. Wm. Dod - - - - - - Mr. Edward Holroyd - - - Mr. Wm. Brown - - - - - Mrs. Weſton - - - - - - - Mr. Richard Wood - - - - Sir Charles Cocks - - - - - Mr. John Arnold - - - - - The Hon. John Yorke - - Mr. James Filewood - - - Mr. Wm. Yeoman - - - - Mr. Richard Burt - - - - Mr. Richard Barnes - - - Mr. John Dewdney - - - Rev. Thomas Pooler - - - Mrs. Wattle - - - - - - - Mr. George Hoare - - - -	- - - - - -	740 0 0	83 0 0
The Lands compriſed within this Lot are bounded towards the North by the Liberty of Kingſwood and Pariſh of Gatton from the Road leading from the North-Weſt Corner of Reigate Heath to Walton Heath, where it enters Walton Heath, to the Turnpike Road near the Lodge of Gatton Park; from thence towards the Eaſt by the ſaid Turnpike Road to the Croſs Ways in the Borough of Reigate; from thence towards the South by the Road leading from Reigate to Dorking to Reigate Heath; from thence by Reigate Heath to the Entrance of Buckland Lane; and from thence towards the Weſt by the Pariſh of Buckland to Walton Heath.			

Sixth

Sixth Division of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 506 Acres the average Annual Produce whereof has been £53.

Owners.	Contents. a. r. p.	Ann. Value. l. s. d.
Sir Charles Cocks - - - - Gawen Harris Nash, Esq. Mrs. Elliot - - - - - - - - Mr. Jacob Shepherd - - - Charity Lands - - - Mrs. Sarah Peyto - - - - - Mr. Wm. Yeoman- - - - Mr. Wm. Dewdney - - - Lord Newhaven - - - - -	506 0 0	53 0 0

The Lands comprised within this Lot are bounded towards the North-East by Gatton Park from the Turnpike Road on the Summit of Reigate Hill to the North End of the Lane leading from the Wray Common to the Chalk Pits; from thence towards the East by the said Lane to the Wray Common; from thence towards the North, East, and South by the Wray Common to the Entrance of the Lane leading from thence to Linkfield Street; from thence by the said Lane to Linkfield Street; from thence towards the South and East by the said Street nearly to the White Lion Inn; from thence towards the South by Red-Hill to Gander's Hatch; from thence towards the South by the Highway leading from Merstham to Reigate to the Cross Ways in Reigate Borough; and from thence towards the West by the Turnpike Road to the Top of Reigate Hill.

N. B. Within this Boundary lay the Glebe Lands of Gawen Harris Nash, Esq. which pay no Tithes, and are not included in the Contents or Product.

Seventh Division of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 512 Acres, the average Annual Produce whereof has been £54.

Owners.	Contents. a. r. p.	Ann. Value. l. s. d.
Mrs. Jones - - - - - - - - Sir Charles Cocks - - - - - Chandler, Tenant - Mr. Scawen's Trustees - - Goring's Land - - - - - Miss. Scawen's Trustees - Sir Jno. Hynde Cotton - Mr. John Heaver- - - - - Mr. Wm. Eborall - - - - Mr. Rich. Staning - - - - Charles Frewen, Esq. - - - Sir Merrick Burrell - - -	512 0 0	54 0 0

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	Contents.	Ann. Value.
	a. r. p.	*l.* *s.* *d.*
The Lands compriſed within this Lot are bounded towards the North by the Priory Wall againſt the Gardens belonging to the Borough of Reigate from the Entrance into the ſaid Priory at the North-Weſt Corner to the South End of Bell-Street; from thence towards the Eaſt by the Turnpike Road to Sidlow Mill; from thence towards the South and Weſt by Hartſwood and Flanchford Farms in the Pariſh of Buckland to Flanchford Bridge; and from thence towards the Weſt by an ancient Highway leading from Flanchford Bridge by Clay-hall and Park-pond-head to the Croſs Ways in Reigate Borough.		

N. B. Clay-hall and Flanchford Farms tho' within the Bounderies of this Lot pay no Tithes, nor are they included in the above annual Product.

Eighth Diviſion of Tithes.

The Great Tithes of Lands the Property of the following Owners, containing together (by Reputation) 510 Acres, the average Annual Produce whereof has been £65.

Owners.			
Miſs. Scawen's Truſtees -- Mr. Wm. Yeoman - - - - Mrs. Suſannah Staning - - Goring's Land - - - Mr. John Heaver - - - - - Mr. Jacob Shepherd - - - Mr. Wm. Life - - - - - - Mr. Robert Turner - - - - Mr. John Slade - - - - - Mrs. Sarah Wattle - - - - Sir Charles Cocks - - - - Mr. Richard Burt - - - - Mrs. Mary Payne - - - - Mrs. Mary Burt - - - - - Mrs. Sarah Bocock - - - - Mrs. Sarah Peyto - - - - - Mrs. Mary Driver - - - - Mrs. Jane Dewdney - - - Mrs. Martha Yates - - - - Mr. John Baker Dove - - Mr. George Dewdney - - Mr. John Dewdney - - - Mrs. Lucy Cooke - - - - - Mr. John Alexander - - Mr. Wm. Worth - - - - Mr. Richard Barnes - - - Francis Maſeres, Eſq. - - - Mrs. Heſter Bird - - - - -)	- - - - -	510 0 0	65 0 0

The Lands compriſed within this Lot are bounded towards the North by the Highway leading from Reigate towards Merſtham from Reigate Borough to Gander's Hatch; from thence towards the Eaſt and South by Red-Hill and Earlſwood to Woodhatch; and from thence by the Turnpike Road to the North End of Bell-Street in Reigate Borough.

The

The FREEHOLD and COPYHOLD Farms ranged in the following Lots, viz.	Contents. a. r. p.	Ann. Value. l. s. d.
LOT, 2.		
Conſiſts of a neat Freehold Meſſuage and Garden at the Eaſt End of Reigate Borough in the Occupation of Mr. JOHN TOOTH.	- - - - -	4 0 0
This Meſſuage contains two ſmall Parlours, a Kitchen, Brewhouſe, and other neceſſary Buildings; is ſituate between the Church and Market at a very little diſtance from each, upon a dry and pleaſant Spot, and is unqueſtionably a moſt eligible Reſidence for a ſmall Family.		
LOT, 3.		
Conſiſts of two Freehold Cottages and Gardens on the Eaſt Side of the laſt Lot and divided therefrom by a Pale Fence, in the Occupation of HENRY THORNTON and GEORGE TURNER.	- - - - -	2 0 0
LOT, 4.		
Conſiſts of two Freehold Cottages and Gardens adjoining the laſt Lot and on the Eaſt Side thereof, in the Occupation of CHARLES DUKE and STEPHEN WORSFOLD - - - - - - - - -	- - - - -	2 0 0
LOT, 5.		
A Field of Rich Freehold Meadow or Paſture, adjoining Lots 2. 3. & 4 on the the Eaſt Sides thereof, containing, by Eſtimation two Acres -	2 0 0	2 0 0
N. B. Lots 2. 3. 4. & 5 are let under a Building Leaſe for 63 Years from Michaelmas 1725 at the reſerved Rent of 1l 10, which reſerved Rent will be apportioned to the Purchaſers as follows, viz. To Lot 2. four Pounds and to the remaining three Lots two Pounds each.		
LOT, 6.		
Six Freehold Fields ſituate between Reigate Borough and the Lane leading from Reigate Church to Meadhole and Earlſwood, two of which are Meadow, three Arable, and the other a Nurſery Ground, they contain by Admeaſurement 18 Acres and 2 Roods or thereabouts, and are eſteemed of the annual Value of £25. -	18 2 0	25 0 0
N. B. The firſt five are in Hand, and the laſt let to Mr. SCOT at will.		
LOT, 7.		
Three Freehold Fields, called the CHART FIELDS, in the Occupation of Mr. JAMES TURNER, Tenant at will, which contain by Admeaſurement 13 Acres or thereabouts - - - - - - - - -	13 0 0	10 0 0

Lot

	Contents. a. r. p	Ann. Value. l. s. d.
LOT, 8.		
A Freehold Meſſuage, Barn, and other neceſſary Buildings, with a Garden, Orchard and three Incloſures. containing in the whole by Admeaſurement 9 Acres or thereabouts, in the Occupation of ROBERT BARROW at will - - - - - - - - - - - -	009 0 0	11 0 0
This little Spot is moſt eligible, having all the Advantages of a South Aſpect and the moſt pleaſant Part of Earlſwood in the Front; where Cattle of Various Denominations paſture and give it the Amuſing Appearance of a Park.		
LOT, 9.		
A Copyhold Meſſuage, Barn, and other Buildings, with three Fields of Arable Land adjoining, containing 9 Acres or thereabouts; and one Field of Meadow at a ſmall Diſtance containing two Acres or thereabouts known by the Name of GARLAND'S; in the Occupation of Mr. RICHARD BURT, Tenant at will at the yearly Rent of £15. - - - - - - - - - - - - - - - - - - -	11 0 0	15 0 0
This is held of the Manor of Reigate Subject to a Fine, an Heriot, and a Quit-Rent of and is ſituate on the Edge of the Common called Red-hill, a peculiar advantage to a ſmall Farm.		
LOT, 10.		
Three Freehold Fields of Glebe adjoining Red-Hill, containing by admeaſurement 8½ Acres or thereabouts, in the Occupation of Mr. RICHARD BURT, Tenant at will at the yearly Rent of £5. -	8 2 0	7 10 0
N. B. Theſe Fields were firſt let to Mr. BURT at 6l. a Year, but the Proprietor afterwards abated him 1l. a Year as a Conſideration for reſtraining him in future from ploughing one of the Fields; Mr. BURT has likewiſe paid Tithes for them; but as both theſe will be done away in the Sale, they may fairly be eſteemed of the yearly Value of 7l. 10s.		
LOT, 11.		
Conſiſts of three Farms contiguous to each other part Freehold and part Copyhold, viz.		
	Freehold. a. r. p. / Copyhold. a. r. p.	
SETBY'S or GANDER'S Farm containing	7 2 0 / 47 1 17	
WHITE HALL - - - - - - - - - - - - -	6 3 32 / 41 3 33	
	14 1 32 / 89 1 10	109 2 13
Both in the Occupation of Mr. C. ORAM, Tenant at will at the yearly Rent of £80.		87 0 0
ASHTED three Fields of Meadow - - - - - - - - - - -	5 3 11	
In the Occupation of Mr. Wm. CHARINGTON, Tenant at will at the yearly Rent of £7. -		
The Copyhold Parts of theſe Farms are held of the Manor of Reigate Subject to Fines, an Heriot and the following Quit-Rents, Viz. on SETBY'S on WHITE HALL 7s 9d. and on ASHTED 2s 4d.		

Lot

	Contents. a. r. p.	Ann. Value. l. s. d.

LOT, 12.

A Freehold Meſſuage near the Church, containing, an Hall, Drawing Room, Parlour Houſekeeper's Room, Kitchen and other Domeſtic Offices ſurrounded with about an Acre of Garden and Pleaſure Ground.

This was the Reſidence of the late ROBERT SCAWEN, Eſq; and greatly deſerves the Attention of thoſe who wiſh for an healthy ſituation near the Church.

LOT, 13.

A Freehold Farm called BUTCHIN'S HEATH, conſiſting of a Roomy Meſſuage, two Barns, Stable, Cowhouſe, &c. and ſeveral Incloſures of Arable, Meadow and Wood Land, containing together 57 Acres or thereabouts, of the annual Value of £40.

A Farm called CHART FARM, conſiſting of a good compact Meſſuage, a Barn, and ſeveral Incloſures of Arable, Meadow and Wood Land containing together 25 Acres or thereabouts of Copyhold Land; and 5 Acres or thereabouts of Freehold Land; together of the annual Value of £30.

Two Barns and ſeveral Incloſures of Freehold Land, called the CHAPEL LANDS, containing together 52 Acres or thereabouts, of the annual Value of £36. - - - - - - - - - - - - - - - - - -

139 0 0 | 106 0 0

Theſe three Farms are in Hand, and together make one pleaſant, compact, and convenient Farm.

N. B. The Copyhold Part of this Lot is held of the Manor of Reigate, ſubject to a Fine, an Heriot, and a Quit-Rent of 3s. and 6d.

The Proprietors of theſe Eſtates have for many Years paſt paid an Annual Groſs Sum to the Lord of the Manor for the Quit-Rents of certain Lands (part thereof) which could not be aſcertained. Therefore if, upon Inveſtigation of the Title, it ſhall appear to which Lot any part of ſuch Payment ſhall belong; the Purchaſer of ſuch Lot ſhall have an Allowance made him for the ſame at the Rate of as many Years Purchaſe as he ſhall have given for that Lot.

In the Manor of Reigate the Fines are at the Will of the Lord, and the Lord is entitled to one Heriot only though the Tenant dies poſſeſſed of ſeveral Copyholds within the Manor, which Heriot is the beſt Beaſt and payable upon Death only.

FINIS.

BRITISH MUSEUM